

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -WEDNESDAY, AUGUST 3, 2005
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

CALL TO ORDER

ANNOUNCEMENTS

- Please mute all cellular phones and pagers
- You have the right to appeal to the Parish Council any adverse ruling made by this Commission. An appeal form can be obtained through the Department of Planning. Appeals must be filed within ten (10) days after the meeting.
- If a person wishes to speak, they must fill out a "speaker card" which are located along the railing behind and to the left of the staff where the agendas are situated. Please return your card to the staff and you will be recognized at the appropriate time when the case you are interested in is called for public hearing.
- In the event of cases that have opposition, a time limit of ten (10) minutes of each side and five (5) minutes for rebuttal shall be awarded.
- Once a case that you had interest in has been heard, please exit the building in an orderly fashion and do not congregate in the front lobby.

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE JULY 12, 2005 MEETING

TABLING OF CASES

PUBLIC HEARING

APPEARERS

ZONING CHANGE REQUEST CASES- APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. ZC05-03-012

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: A-3 (Suburban) District & C-2 (Highway Commercial) District
Acres: 168.385 acres
Petitioner: Richard C. Lambert
Owner: Succession of Emilie Kolb/ Kristina Kolb Johnson & Fred R. Klob
Location: Parcel located at the southwest corner of I-12 & LA Highway 21, behind the Target Shopping Center, S47, T7S, R11E, Ward 1, District 1
Council District: 1

(Tabled from 5/3/05 Meeting)

2. ZC04-11-094

Existing Zoning: R (Rural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 25 acres
Petitioner: Anthony Marino
Owner: Gregory A. Williams
Location: Parcel located on the north side of Vista Street, south of I-12, west of LA Highway 1077, S10, T7S, R10E, Ward 1, District 1
Council District: 1

3. ZC05-04-024

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 32.6 acres
Petitioner: Fontcuberta Surveys, Inc.
Owner: Team Management, L.L.C.
Location: Parcel located on the south side of M.P. Planche Road, west of LA Highway 25, east of Jenkins Road, S18, T6S, R11E, Ward 3, District 3
Council District: 3

4. ZC05-06-040

Existing Zoning: R (Rural) District
Proposed Zoning: A-3 (Suburban) District
Acres: 4.5 acres
Petitioner: Leroy Cooper
Owner: Colonnade Homes Corporation/ Gregory M. Peace
Location: Parcel located on the west side of Ruelle Du Chene Drive, south of Brewster Road, S17, T7S, R10E, Ward 1, District 1
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5. **ZC05-07-049**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: A-2 (Suburban) District
 Acres: 21.27 acres
 Petitioner: Brad Noble
 Owner: Bel Oaks Builders Assoc.
 Location: Parcel located on the east side of Plantation Street, north of Shady Lane, south of Wilson Road, S25, T6S, R11E, Ward 3, District 3
 Council District: 3

6. **ZC05-08-050**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: A-4 (Single Family Residential) District
 Acres: 5.46 acres
 Petitioner: Scalfano Engineering
 Owner: Modern America Realty Services
 Location: Parcel located at the end of Atalin Street, south of Tortoise Drive, west of Marigny Trace Subdivision, S12, T8S, R11E, Ward 4, District 10
 Council District: 10

7. **ZC05-08-051**
 Existing Zoning: R (Rural) District
 Proposed Zoning: M-2 (Intermediate Industrial) District
 Acres: 37.79 acres
 Petitioner: Jeff Schoen, Atty
 Owner: Zenith Interest Partnership
 Location: Parcel located on the south side of LA Highway 1085 & on the north side of I-12, west of LA Highway 1077, S3, T7S, R10E, Ward 1, District 1
 Council District: 1

8. **ZC05-08-052**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 101.74 acres
 Petitioner: Leroy Cooper
 Owner: Kay Nehlig Redding, Robert A. Nehlig, Jr., Charles A. Nehlig, Jr.
 Representative: Paul Mayronne
 Location: Parcel located on the north side of Wilson Road, east of LA Highway 21, west of LA Highway 59, S24, T6S, R11E, Ward 3, District 2
 Council District: 2

9. **ZC05-08-053**
 Existing Zoning: R (Rural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 4.319 acres
 Petitioner: Bruce J. Roberts
 Owner: John Short
 Location: Parcel located on the north side of LA Highway 36, west of Reed Road, east of Deer Run Road, S21, T7S, R14E, Ward 6, District 6
 Council District: 6

10. **ZC05-08-054**
 Ordinances to Amend Parish Code, Appendix C, Land Use Ordinance 523, Section 3.03 Minimum Standards, Paragraph R Manufactured Homes or Mobile Home, Subparagraph 5 Waiver of public hearing, to enact a new subparagraph 5b, to authorize administrative approval of conditional use permits for mobile homes in a subdivision that has received prior council consideration and approval for the issuance of an administrative permit, to reenact existing subparagraph 5b as subparagraph 5c, and to further provide with respect thereto.

CONDITIONAL USE PERMIT REQUEST CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:

1. **CP05-08-071 - Use: Office Warehouse & Mini Storage**
 Zoning: M-1 (Light Industrial) District
 Use Size: 49,650 sq. ft.
 Petitioner: Stephen C. Ratley
 Owner: Turnpike Development
 Location: Parcel located on the west side of Seymour Myers Blvd., west of LA Highway 1077, being lots 6 & 7, Phase 1B, Seymour Myers Industrial Park, S10, T7S, R10E, Ward 1, District 1

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2. CP05-08-072 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq. ft.
Petitioner: Thomas P. Landa
Owner: Thomas P. & Mary L. Landa
Location: Parcel located at the end of Max Jude Lane, east of south Strain Road, S29, T7S, R12E, Ward 4, District 7
Council District: 7

3. CP05-08-073 - Use: Single Family Residence

Zoning: ID (Institutional) District
Use Size: 36,000 sq.ft.
Petitioner: David Scalfano
Owner: Christwood
Location: Parcel located at the end of Christwood Blvd., east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1
Council District: 1

4. CP05-08-074 - Use: 160' Monopole Cellular Tower

Zoning: SA (Suburban Agricultural) District
Use Size: 10,000 sq. ft.
Petitioner: Chirs Emmer
Owner: Mystic Porte, L.L.C.
Location: Parcel located on the south side of Walder Road, west of LA Highway 59, S1, T8S, R11E, Ward 4, District 4
Council District: 4

5. CP05-08-075 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq. ft.
Petitioner: Cathernie Delouise
Owner: Harold & Catherine Delouise
Location: Parcel located on the east side of Strain Road, north of Max Jude Lane, being Lot 6 of Kings Row, S30, T7S, R12E, Ward 4, District 7
Council District: 7

6. CP05-08-076 - Use: Recreation (Athletic Training) Center

Zoning: M-2 (Intermediate Industrial) District
Use Size: 25,000 sq. ft.
Petitioner: TF Barkerding, Inc.
Owner: Deer Cross 2H, L.L.C.
Location: Parcel located at the end of Deer Cross Court East, south of LA Highway 1085; S4, T7S, R10E, Ward 1, District 1
Council District: 1

7. CP05-08-077 - Use: Single Family Residence in A-6 (Multi-Family) District

Zoning: A-6 (General Multiple Family) District
Use Size: 17,500 sq. ft.
Petitioner: Travis Samford
Owner: Travis Samford
Location: Parcel located on the south side of US Highway 190, next to St. Tammany Mobile Home Park across from Indian Village Road, S20, T9S, R15E, Ward 8, District 13
Council District: 13

8. CP05-08-078 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2400 sq. ft.
Petitioner: Mae B. Turner
Owner: Charles T. Turner
Location: Parcel located on the southwest corner of Palm Street & East Pine Hill Drive, being lot 1, Sq. VII, S34, T9S, R14E, Ward 9, District 14
Council District: 14

9. CP05-08-079 - Use: Addition to Stockroom

Zoning: C-2 (Highway Commercial) District
Use Size: 4,421 sq.ft.
Petitioner: Shawn Hima
Owner: Wal-mart Real Estate
Location: Parcel located on the east side of US Highway 190, south of Emerald Forest Drive, S15, T7S, R11E, Ward 3, District 5

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10. CP05-08-080 - Use: Mobile Home

Zoning: A-4 (Suburban) District
Use Size: 1344 sq.ft.
Petitioner: Forrest & Maxine L. Faciane
Owner: Succ. William C. Garrett
Location: Parcel located on the west side of Casey Street, south of Charlene Drive, being lot 22, Phase 1-A, Secluded Pines Estates , S33, T7S, R14E, Ward 6, District 6
Council District: 6

PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:

1. PR05-07-003 - Use: Bank

Zoning: C-1 (Neighborhood Commercial) District
Use Size: 4,164 sq. ft.
Petitioner: Brandon Donahue
Owner: Parish National Bank- Peter Link
Location: Parcel located on the west side of LA Highway 21, south of Brewster Road, S46, T7S, R10E, Ward 1, District 1
Council District: 1

2. PR05-07-004 - Use: Retail & Restaurant Center

Zoning: C-2 (Highway Commercial) District
Use Size: 11,280 sq. ft.
Petitioner: Jeffrey H. St. Romain
Owner: Creekstone Village, L.L.C.
Location: Parcel located on the east side of LA Highway 21, south of Hyacinth Drive, S47, T7S, R11E, Ward 1, District 1
Council District: 1

3. PR05-07-005 - Use: Bank

Zoning: C-2 (Highway Commercial) District
Use Size: 5,240 sq. ft.
Petitioner: Kenneth P. Sprague
Owner: Wainer Brothers
Location: Parcel located on the northwest corner of LA Highway 21 & Greenbrier Boulevard, being lot 2A, Highland Park Center Subdivision, S47, T7S, R11E, Ward 1, District 1
Council District: 1

4. PR05-08-006 - Use: Variance of Monument Sign Height

Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 25 sq. ft.
Petitioner: Doug Dehart
Owner: J.P. Morgan Chase Bank
Location: Parcel located on the southeast corner of LA Highway 21 & Hyacinth Drive, S47, T7S, R11E, Ward 1, District 1
Council District: 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT